

**WARRANTY DEED**  
Statutory Short Form

**TRANSFER  
TAX  
PAID**

**CORNELIA H. HINDS**, of Waterville, Kennebec County, Maine, for consideration paid, grant and convey to **GREG BAZAKAS and JENNIFER YODER**, of 141 Gagnon Road, Oakland, Kennebec County, Maine 04963, as Joint Tenants, with Warranty Covenants, the land in Waterville, Kennebec County, Maine, bounded and described as follows:

56-63

**019524**

**PARCEL ONE:**

A certain lot or parcel of land with buildings thereon situate in Waterville, Kennebec County, State of Maine, bounded and described as follows: Starting at a stake set in the ground on the south side of Roosevelt Avenue in said Waterville and being a distance of four hundred twenty (420) feet West from Hillcrest Extension, so called in said Waterville, and proceeding at a right angle to the west along the south line of said Roosevelt Avenue a distance of one hundred forty (140) feet; thence at a right angle to the south a distance of one hundred (100) feet; thence at a right angle to the east a distance of one hundred forty (140) feet; thence to the north a distance of one hundred (100) feet to the point of beginning. Being lots numbered sixty-six and sixty-seven on a plan of Roosevelt Avenue Heights made by Coffin, Civil Engineer, which plan is recorded in the Kennebec County Registry of Deeds in Plan Book 11, Pages 26 & 27.

This conveyance is made upon the following conditions and restrictions: No building is to be built on said lot except one private house intended for occupancy by not more than two families, and to cost not less than five thousand (\$5000) dollars, and is to be set back twenty (20) feet from sidewalks, except that bay windows, porches, and walks may be built within this reserved area. A garage for private use may be built within this reserved area. A garage for private use may be built on the premises, and is to be not less than sixty (60) feet back from the sidewalk of Roosevelt Avenue, except where the garage is built as part of the house. No live stock or poultry are to be kept on the premises, not including however, household pets.

Being the same premises described in a Warranty Deed from Delavan Allen to Cornelia H. Hinds dated July 26, 1940 and recorded in the Kennebec County Registry of Deeds in Book 766, Page 401. See also Corrective Deed from Lewis J. Rosenthal to Cornelia Hinds dated November 5, 1949 and recorded in the Kennebec County Registry of Deeds in Book 886, Page 276.

**PARCEL TWO:**

A certain lot or parcel of land situate in Waterville, Kennebec County, State of Maine, bounded and described as follows, to wit:

Being a strip of land fifty feet in length on the easterly and westerly sides and four feet in width on the northerly and southerly sides, beginning at the southwesterly point of Lot #65 on plan of Roosevelt Avenue, drawn by E.B. Coffin and recorded in the Kennebec Registry of Deeds, Plan Book 11, Pages 26 & 27; thence running in a general northerly direction along the westerly line of said Lot #65 fifty feet to a point; thence easterly at right angles to the said westerly line of said lot #65, four feet to a point; thence in a southerly direction and parallel to the westerly line of said lot

*Greg Bazakas  
Jennifer Yoder* (3)

#65, fifty feet to a point in the southerly line of said lot #65; thence westerly along the southerly line of said lot #65, four feet to the point of beginning.

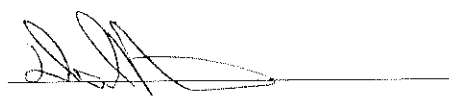
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This conveyance is made subject to the following conditions and restrictions: No building, other than house and private garage, shall be erected on any part of this land and no part of any building shall be nearer than ten feet to any sideline of said lot; provided however that porticos projecting not over three feet, steps and windows are to be allowed on said reserved space. The garage, unless built as part of the house, shall be set back at least sixty feet from the line of the street; no livestock or poultry are to be kept on the premises, not including however household pets. Any building standing on said land shall be a part of a private house or garage attached thereto; said house intended for occupancy by not more than two families and to cost not less than five thousand dollars.

Meaning and intending to convey the same property described in the Warranty Deed from Moses Freed Lubell to Cornelia H. Hinds dated August 13, 1949 and recorded in the Kennebec County Registry of Deeds in Book 888, Page 369.

Dated: July 16, 2001

Signed, Scaled and Delivered  
in the presence of:



*Cornelia H. Hinds by  
James W. Hinds, PCA*

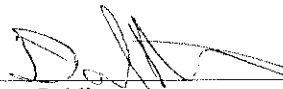
**Cornelia H. Hinds**  
**by James W. Hinds, her Power of Attorney**  
(recorded in Kennebec County Registry of  
Deeds in Book 6444, Page 271)

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: July 16, 2001

Then personally appeared the above named **James W. Hinds**, Power of Attorney for **Cornelia H. Hinds**, who acknowledged the foregoing instrument to be his free act and deed in his representative capacity.

Before me,

  
Notary Public  
Print Name: \_\_\_\_\_

DAVID R. WHITTIER  
My Commission Expires  
August 30, 2007



RECEIVED KENNEBEC SS.

2001 JUL 17 AM 9:00

ATTEST: *James W. Hinds*  
REGISTER OF DEEDS